

Pearl Assurance House, 1-3 Donegall Square East, Belfast, BT1 5HB

To Let on Flexible Terms

First & Fourth Floor Office Suites from c. 134 sq ft - c.4,348 sq ft



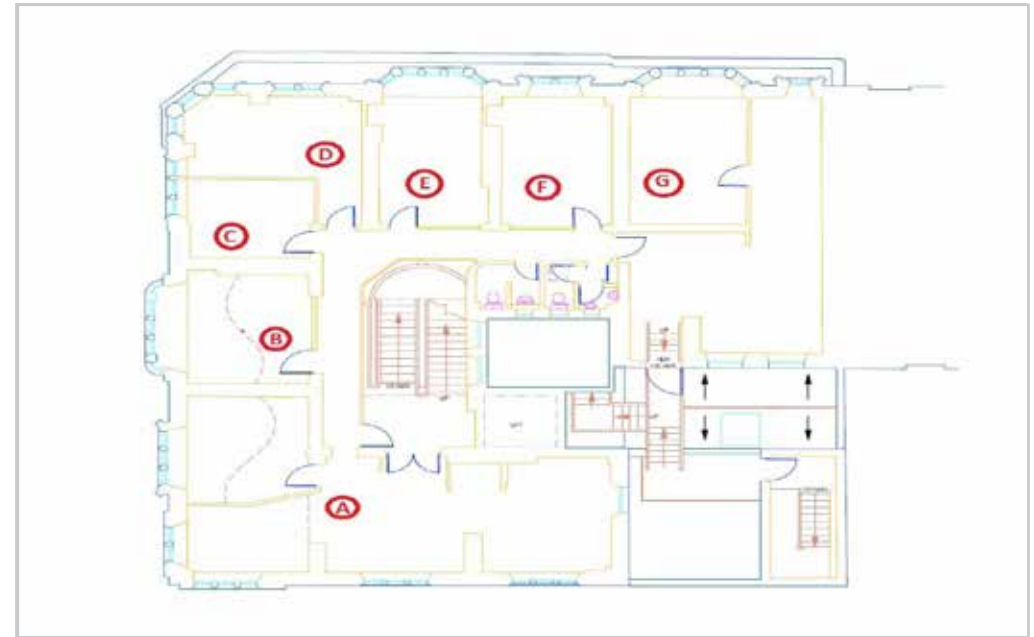
**Lambert
Smith
Hampton**

Location

Belfast is the capital of Northern Ireland and the commercial centre for a population in the region of 500,000 persons. The city benefits from good communication links with the remainder of the province via the M1 and M2 Motorway network and public rail systems. The city is located approximately 100 miles from Dublin and 70 miles south east of Londonderry. Belfast benefits from two airports in Belfast City Airport, some 2 miles to the east of the city centre and Belfast International Airport, approximately 17 miles to the north east. The city has four railway stations with a Belfast to Dublin travel time of less than 2 hours.

Situation

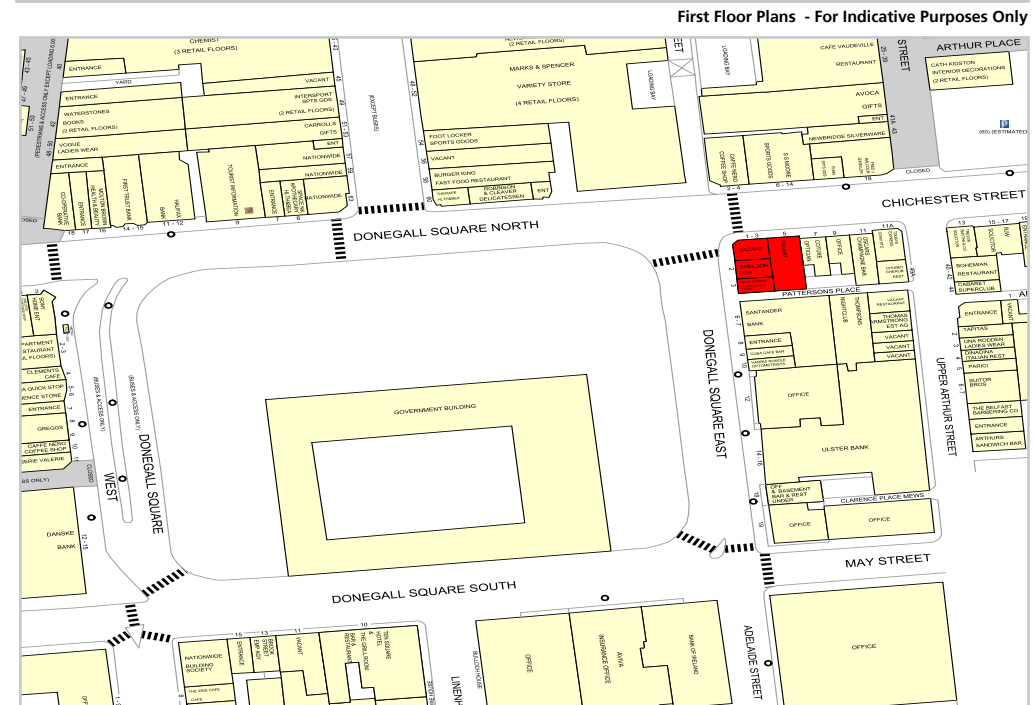
The property is located on a prime site with frontage onto both Donegall Square East and Chichester Street. Donegall Square is regarded as the principal office location in Belfast's Central Business District. Notable occupiers in the immediate area include Bank of Ireland, Danske Bank, First Trust Bank, Ulster Bank and Santander. Deloitte, KPMG, National Farmers Union, Grant Thornton, Cerberus and Bank of England are also in close proximity.



Schedule of Accommodation

First Floor	Sq Ft	Sq M	Fourth Floor	Sq Ft	Sq M
Suite A	693	64.44	Suite A	672	62.45
Suite B	185	17.18	Suite B	187	17.37
Suite C	134	12.48	Suite C	356	33.09
Suite D	208	19.33	Suite D	178	16.54
Suite E	193	17.93	Suite E	191	17.75
Suite F	193	17.93	Suite F	330	30.67
Suite G	628	58.34	Suite G	200	18.59
Total Internal Area	2,234	207.6	Total Internal Area	2,114	196.47

The space is available on a room by room basis or alternatively can be taken as a whole.



Lease Details

Rent: Please contact the agent, rent will include rates, service charge and building insurance.

Term – Short term tenancies available.

Energy Performance Certificate

The building benefits from an EPC rating of D94.

The Energy Performance Certificate is available upon request.



For Indicative Purposes Only





Value Added Tax

We are advised that the subject property is registered for VAT, therefore VAT will be chargeable in addition to the prices quoted.

Further Information

For further information, please contact:-

**Lambert
Smith
Hampton**

Stuart Draffin
028 9026 9215
sdraffin@lsh.ie

Greg Henry
028 9026 9265
ghenry@lsh.ie

Tom Donnan
028 9026 9238
tdonnan@lsh.ie

Belfast Office
Lambert Smith Hampton
Clarence House
4/10 May Street
Belfast BT1 4NJ

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